



STATE OF CONNECTICUT

CONNECTICUT SITING COUNCIL

Ten Franklin Square, New Britain, CT 06051

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www.ct.gov/csc

CERTIFIED MAIL RETURN RECEIPT REQUESTED

September 8, 2015

Kenneth C. Baldwin, Esq.
Robinson & Cole LLP
280 Trumbull Street
Hartford, CT 06103-3597

RE: **PETITION NO. 1172** - Cellco Partnership d/b/a Verizon Wireless petition for a declaratory ruling that no Certificate of Environmental Compatibility and Public Need is required for the proposed installation of a small cell telecommunications facility on the roof of an existing commercial building located at 934 Boston Post Road, Guilford, Connecticut.

Dear Attorney Baldwin:

At a public meeting held on September 3, 2015, the Connecticut Siting Council (Council) discussed the Town of Guilford's request for a public hearing with regard to the above referenced petition. The Council further considered and ruled that the above-referenced proposal would not have a substantial adverse environmental effect, and pursuant to Connecticut General Statutes § 16-50k, would not require a Certificate of Environmental Compatibility and Public Need with the following conditions:

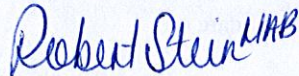
- A copy of the site plan sheet C-2, stamped by a Professional Engineer duly licensed in the State of Connecticut, be submitted prior to construction;
- Unless otherwise approved by the Council, if the facility authorized herein is not fully constructed within three years from the date of the mailing of the Council's decision, this decision shall be void, and the facility owner/operator shall dismantle the facility and remove all associated equipment or reapply for any continued or new use to the Council before any such use is made. The time between the filing and resolution of any appeals of the Council's decision shall not be counted in calculating this deadline. Authority to monitor and modify this schedule, as necessary, is delegated to the Executive Director. The facility owner/operator shall provide written notice to the Executive Director of any schedule changes as soon as is practicable.
- Any request for extension of the time period to fully construct the facility shall be filed with the Council not later than 60 days prior to the expiration date of this decision and shall be served on all parties and intervenors, if applicable, and the Town of Guilford.
- Within 45 days after completion of construction, the Council shall be notified in writing that construction has been completed;
- Any nonfunctioning antenna and associated antenna mounting equipment on this facility owned and operated by the Petitioner shall be removed within 60 days of the date the antenna ceased to function;

- If the facility ceases to provide wireless services for a period of one year the Petitioner shall dismantle the tower and remove all associated equipment or reapply for any continued or new use to the Council within 90 days from the one year period of cessation of service. The Petitioner may submit a written request to the Council for an extension of the 90 day period not later than 60 days prior to the expiration of the 90 day period; and
- This Declaratory Ruling may be transferred or partially transferred, provided both the facility owner/operator/transferor and the transferee are current with payments to the Council for their respective annual assessments and invoices under Conn. Gen. Stat. §16-50v. The Council shall be notified of such sale and/or transfer and of any change in contact information for the individual or representative responsible for management and operations of the facility within 30 days of the sale and/or transfer. Both the facility owner/operator/transferor and the transferee shall provide the Council with a written agreement as to the entity responsible for any quarterly assessment charges under Conn. Gen. Stat. §16-50v(b)(2) that may be associated with this facility.

This decision is under the exclusive jurisdiction of the Council and is not applicable to any other modification or construction. All work is to be implemented as specified in the petition dated July 15, 2015.

Enclosed for your information is a copy of the staff report on this project.

Very truly yours,



Robert Stein
Chairman

RS/MP/lm

Enclosure: Staff Report dated September 8, 2015

- c: The Honorable Joseph S. Mazza, First Selectman, Town of Guilford
George Kral, Town Planner, Town of Guilford
Regina Reid, Zoning Enforcement Officer, Town of Guilford
Sachem Square, LLC



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Petition No. 1172

Cellco

934 Boston Post Road, Guilford

Small Cell Facility

Staff Report

September 3, 2015

On July 15, 2015, the Connecticut Siting Council (Council) received a petition from Cellco Partnership d/b/a Verizon Wireless (Cellco) for a declaratory ruling that no Certificate of Environmental Compatibility and Public Need is required for the proposed installation of a small cell telecommunications facility at 934 Boston Post Road, Guilford, Connecticut. Currently, Cellco is experiencing a coverage gap for 2100 MHz service along portions of Boston Post Road (Route 1), Route 77, and Interstate 95 in Guilford. In an effort to increase Cellco's 2100 MHz coverage area and provide customers with improved wireless services in the area, Cellco proposes to install a small cell facility. As an additional benefit, this small cell facility would provide capacity relief to Cellco's network in commercial and residential areas along Route 1 in Guilford.

Specifically, Cellco would install a small cell tower on the roof of an existing commercial building owned by Sachem Square, LLC. The tower would have a single canister-type antenna, one remote radio head (RRH) and one electric distribution box (EDB). The tower, canister antenna, RRH, and EDB would be concealed inside an RF transparent cupola structure. The proposed cupola would extend to a maximum height of 33 feet above ground level (agl). This is approximately 10.2 feet above the existing maximum roof peak height of 22.8 feet agl. Cellco's equipment would be installed on a three-foot by three-foot concrete pad within an 8-foot by 6-foot lease area surrounded by a six-foot tall vinyl fence on the ground adjacent to the southeast corner of the building. Electrical and telephone service would be run underground to reach an existing pole on the subject property.

The subject property is located within Guilford's Post Road Village Zone District. While there are residences located to the southwest of the subject property, the visual impact is not expected to be significant due to the stealth cupola design, limited height (i.e. approximately 10 feet above the existing roof of the building), and existing trees to the west. The equipment compound on the ground would be screened with the vinyl fence.

The maximum worst-case power density would be 22.1 percent of the applicable limit. Notice is not required to the Federal Aviation Administration.

Notice was provided to the Town of Guilford, the property owner, and abutting property owners on or about July 15, 2015. By letter dated July 20, 2015, First Selectman Joseph Mazza from the Town of Guilford requests that a public hearing be held in Guilford for the residents to have the opportunity to learn about the proposal and express their opinions on this matter.

Cellco contends that this proposed project would not have a substantial adverse environmental impact.

Staff suggests including a condition that a copy of site plan sheet C-2, stamped by a Professional Engineer duly licensed in the State of Connecticut, be submitted prior to construction.

Site Location



Photo-simulation as viewed from Boston Post Road (Route 1)

